

185.0

0002

0001.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

Total Card / Total Parcel

701,000 / 701,000

701,000 / 701,000

701,000 / 701,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
262		FLORENCE AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: MCDONEL PATRICK & ERICA/ TRS	
Owner 2: MCDONEL FAMILY 2020 TRUST	
Owner 3:	

Street 1: 262 FLORENCE AVENUE	
Street 2:	

Twn/Cty: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y
	Type:

PREVIOUS OWNER
Owner 1: MCDONEL PATRICK E & -
Owner 2: SULLIVAN ERICA J -
Street 1: 262 FLORENCE AVENUE
Twn/Cty: ARLINGTON
St/Prov: MA
Postal: 02476

NARRATIVE DESCRIPTION
This parcel contains .191 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1959, having primarily Vinyl Exterior and 1570 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

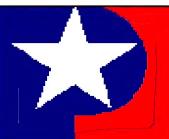
PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8320		Sq. Ft.	Site		0	70.	0.80	7									468,721						468,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	8320.000	231,500	800	468,700	701,000		124270
							GIS Ref
							GIS Ref
							Insp Date
							07/21/18

**Patriot Properties Inc.****USER DEFINED**

Prior Id # 1:	124270
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
mmcmakin	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	231,500	800	8,320.	468,700	701,000		Year end	12/23/2021
2021	101	FV	222,700	800	8,320.	468,700	692,200		Year End Roll	12/10/2020
2020	101	FV	222,700	800	8,320.	468,700	692,200		Year End Roll	12/18/2019
2019	101	FV	226,100	800	8,320.	468,700	695,600		Year End Roll	1/3/2019
2018	101	FV	226,100	0	8,320.	395,100	621,200		Year End Roll	12/20/2017
2017	101	FV	226,100	0	8,320.	361,600	587,700		Year End Roll	1/3/2017
2016	101	FV	226,100	0	8,320.	308,000	534,100		Year End	1/4/2016
2015	101	FV	186,900	0	8,320.	267,800	454,700		Year End Roll	12/11/2014

Parcel ID

185.0-0002-0001.0

!14356!

PRINT

Date	Time
12/30/21	18:50:48
Last Rev	
Date	Time
04/09/20	10:43:37

14356

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCDONEL PATRICK	1555-115		2/27/2020	Convenience		1	No	No	
AHERN ROBERT W/	1474-77		7/8/2015		565,000	No	No		
AHERN CHARLES J	1397-32		3/9/2011	Convenience		1	No	No	
AHERN CHARLES J	1382-87		4/12/2010	Family		1	No	No	
	631-47		1/1/1901	Family		No	No	N	

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2018	MEAS&NOTICE	HS	Hanne S
5/10/2016	Sales Review	PT	Paul T
10/16/2008	Meas/Inspect	355	PATRIOT
2/25/2000	Inspected	276	PATRIOT
1/13/2000	Mailer Sent		
1/5/2000	Measured	163	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA _____/_____/_____

EXTERIOR INFORMATION						BATH FEATURES			COMMENTS			SKETCH																																																																																													
Type:	21 - Split Level	Full Bath:	1	Rating:	Average																																																																																																				
Sty Ht:	1 - 1 Story	A Bath:		Rating:																																																																																																					
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:																																																																																																			
Foundation:	1 - Concrete	A 3QBth:		Rating:																																																																																																					
Frame:	1 - Wood	1/2 Bath:	1	Rating:	Average																																																																																																				
Prime Wall:	4 - Vinyl	A HBth:		Rating:																																																																																																					
Sec Wall:		OthrFix:		Rating:																																																																																																					
Roof Struct:	1 - Gable	OTHER FEATURES																																																																																																							
Roof Cover:	1 - Asphalt Shgl	Kits:	1	Rating:	Average	RESIDENTIAL GRID																																																																																																			
Color:	WHITE	A Kits:		Rating:		1st Res Grid Desc: Line 1 # Units 1																																																																																																			
View / Desir:		Fpl:	1	Rating:	Average	Level FY LR DR D K FR RR BR FB HB L O																																																																																																			
GENERAL INFORMATION						WSFlue:		Rating:																																																																																																	
Grade:	C - Average	CONDOS INFORMATION																																																																																																							
Year Blt:	1959	Eff Yr Blt:		Location:																																																																																																					
Alt LUC:		Alt %:		Total Units:																																																																																																					
Jurisdct:		Fact:	.	Floor:		REMODELING			RES BREAKDOWN																																																																																																
Const Mod:		Lump Sum Adj:		% Own:																																																																																																					
INTERIOR INFORMATION						Name:		Exterior:	No Unit	RMS	BRS	FL																																																																																													
Avg Ht/FL:	STD	DEPRECIATION		Interior:	1	7	3																																																																																																		
Prim Int Wal	1 - Drywall	Phys Cond:	AV - Average	Additions:																																																																																																					
Sec Int Wall:		Functional:		Kitchen:																																																																																																					
Partition:	T - Typical	Economic:		Baths:																																																																																																					
Prim Floors:	4 - Carpet	Special:		Plumbing:																																																																																																					
Sec Floors:		Override:		Electric:																																																																																																					
Bsmnt Flr:	4 - Carpet	Total:	31 %	Heating:				Totals			1	7	3																																																																																												
Subfloor:				General:																																																																																																					
Bsmnt Gar:	1	CALC SUMMARY						COMPARABLE SALES																																																																																																	
Electric:	3 - Typical	Basic \$ / SQ:	100.00	Rate	Parcel ID	Typ	Date	Sale Price																																																																																																	
Insulation:	2 - Typical	Size Adj.:	1.35000002																																																																																																						
Int vs Ext:	S	Const Adj.:	1.00000000																																																																																																						
Heat Fuel:	1 - Oil	Adj \$ / SQ:	135.000																																																																																																						
Heat Type:	3 - Forced H/W	Other Features:	78500																																																																																																						
# Heat Sys:	1	Grade Factor:	1.00																																																																																																						
% Heated:	100	NBHD Inf:	1.00000000																																																																																																						
Solar HW:	NO	NBHD Mod:																																																																																																							
% Com Wal		LUC Factor:	1.00																																																																																																						
		Adj Total:	335467																																																																																																						
		Depreciation:	103995																																																																																																						
		Deprecated Total:	231472																																																																																																						
MOBILE HOME						WtAv\$/SQ:	AvRate:	Ind.Val																																																																																																	
Make:						Juris. Factor:		Before Depr:	135.00																																																																																																
Model:						Special Features:	0	Val/Su Net:	87.29																																																																																																
Serial #:						Final Total:	231500	Val/Su SzAd	175.38																																																																																																
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19	Patio	D	Y	1	12x16	A	AV	2016	4.20	T	5	101			800		800																																																																																								
More: N	Total Yard Items:	800	Total Special Features:		Total:	800																																																																																																			
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